

**42 Abbeydale Grove, Leeds, West Yorkshire, LS5 3RE**

**Guide Price £250,000**

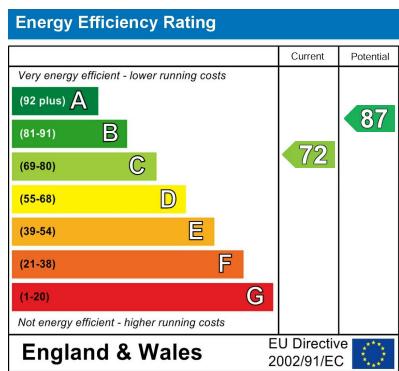
**Property Images**



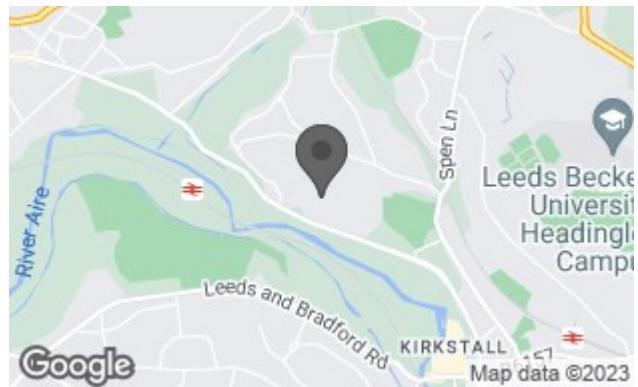
## Property Images



## EPC



## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## **Summary**

**ABBEYDALE GROVE IS A FANTASTIC HOME!**

**THREE BEDROOMS - CLOSE TO TRAIN STATION - OFF STREET PARKING - FAMILY PROPERTY - GREAT COMMUTER CONNECTIONS - GARDEN**

We are pleased to present this fantastic first-time-buyer/ family home in this popular area of Kirkstall, close to good local amenities including public sports and leisure facilities, supermarkets, retail centres, historic attractions and with easy access to Leeds City Centre.

This Semi-detached property is well presented and well maintained. The ground floor has a large light and bright living room. Kitchen with a variety of wall and base units as well as gas cooker and integrated appliances. This property also benefits from a good sized conservatory creating additional reception space.

To the first floor are two good-sized double bedrooms with master to the rear benefiting from lots of light and having built in wardrobes. To the front is a third bedroom which is currently used as an office but is also a suitable single bedroom. The house bathroom is fitted with a white suite and over bath shower.

To the exterior of the property is a large driveway offering off street parking to 2+ vehicles. To the rear of the property is courtyard garden which offers a great place to relax or entertain friends and family.

This fantastic first-time buyer home is sure to be popular and internal viewing is highly recommended to appreciate the well-presented accommodation on offer.

## **Features**

- NEW INSTRUCTION • FANTASTIC THREE BEDROOM HOME • SEMI DETACHED • PLENTY OF OFF STREET PARKING • LIGHT SPACIOUS LIVING ROOM • LARGE CONSERVATORY • GREAT COMMUTER LINKS • CLOSE TO TRAIN STATION • COUNCIL TAX: C • EPC: C